170.A	0007	0119.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	544,200	/	544,200
USE VALUE:	544,200	/	544,200
ASSESSED:	544,200	/	544,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #: 119

Owner 1:	ZAWADSKI THOMAS ETAL/ TRUSTEES
Owner 2:	ZAWADSKI KROMS REVOCABLE TRU
Owner 3:	
Street 1:	119 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZAWADSKI THOMAS -
Owner 2:	KROMS VERA -
Street 1:	119 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Vinyl Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	544,200			544,200
Total Card	0.000	544,200			544,200
Total Parcel	0.000	544,200			544,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.70 | /Parcel: 369.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	416072
GIS Ref	
GIS Ref	
Insp Date	09/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 170.A-0007-0119.0

!16120!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	544,200	0	.		544,200		Year end	12/23/2021
2021	102	FV	528,200	0	.		528,200		Year End Roll	12/10/2020
2020	102	FV	620,200	0	.		620,200	620,200	Year End Roll	12/18/2019
2019	102	FV	567,500	0	.		567,500	567,500	Year End Roll	1/3/2019
2018	102	FV	503,200	0	.		503,200	503,200	Year End Roll	12/20/2017
2017	102	FV	459,700	0	.		459,700	459,700	Year End Roll	1/3/2017
2016	102	FV	459,700	0	.		459,700	459,700	Year End	1/4/2016

PRINT

Date	Time
12/30/21	21:57:17

LAST REV

Date	Time
04/24/20	10:54:52
apro	

PAT ACCT. 16120

USER DEFINED

Prior Id # 1:	113111
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZAWADSKI THOMAS	74390-106	2	3/31/2020	Convenience	10	No	No		
CARLO WILLIAM,	73569-497	1	10/31/2019		555,000	No	No		
CARLO WILLIAM,	64399-92		10/22/2014	Convenience	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/21/2020	SQ Returned	JO	Jenny O
9/6/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7340																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	405.574
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668505
Depreciation:	124342
Depreciated Total:	544163

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	405.57
Special Features:	0	Val/Su Net:	369.70
Final Total:	544200	Val/Su SzAd	369.70

SKETCH

UnSketched SubAreas:
GLA: 1472,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,472	405.570	597,005

Net Sketched Area:	1,472			Total:	597,005
Size Ad	1472	Gross Area	1472	FinArea	1472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

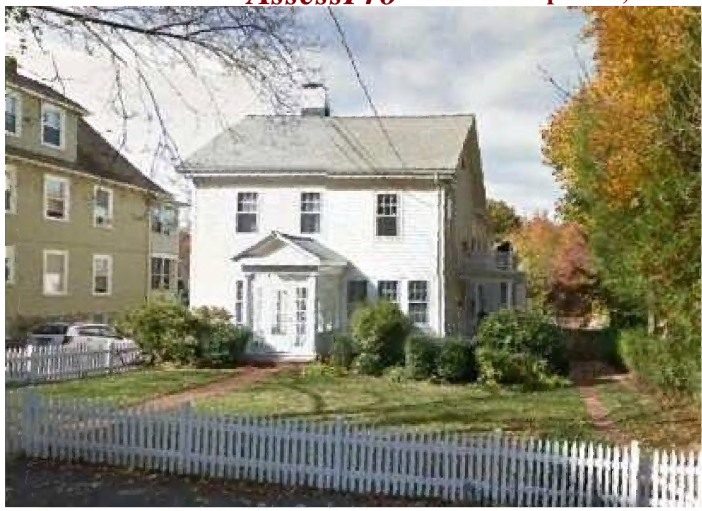
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

170.A-0007-0119.0

IMAGE

AssessPro Patriot Properties, Inc